

Downtown Court Tower



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Program Progress Report No. 25
Period Ending: April 30, 2010

ACTIVITIES THIS MONTH:

- **GMP 3B** – Sequence 14, 15 & 16 structural steel erection were completed. A celebration occurred April 16th, when the last structural beam was placed on top the tower. This beam was signed by construction worker, stake holders, designers, project managers and other interested parties. Steel decking and stair installation continued to complete the tower portion of the steel subcontractors work.
- **GMP 4** – A second tower crane was installed on west side of tower at beginning of month. The south man-hoist installation continues to increase its vertical reach extending from level 4 to level 9. Movable “Superdeck” loading platforms were placed on south side tower at levels 6 & 7 to facilitate material stocking. Concrete deck pours continue and are complete up to level 11. Northwest corner grade beams were placed to support precast panels. Fabrication of precast panels was completed. Installation of precast panels continued at levels LL1 & L1 on west, south and east building elevations. Precast installation on north & east elevations extended up to level 3 roof and incorporates integral lettering identifying the building. Delivery inspections occurred for generator exhaust, pre-assembled plumbing waste & water risers and steel door frames for lower levels. Pre-installation meeting occurred for temporary roofing. Installation of plumbing systems including fire-sprinkler, roof drainage, chilled water, domestic water & building waste lines continues. Installation of mechanical ductwork including generator exhaust, outside air ducts, stair pressurization ducts, cooling supply air duct & exhaust systems continues. Installation of air-handling equipment on mechanical platforms continues. Modifications to exterior mockup for wall system was modified for re-test.
- **GMP 5** – Spray thermal insulation on metal deck ceiling of parking area LL2 was completed. Fireproofing of structural steel continues up to level L7. Installation of exterior metal stud framing continues to wrap perimeter of tower up to level 4. Interior wall framing continues LL1 up to L3. Glass frame fabrication continues off site. Glazing was ordered. Copper panel subcontractor is preparing shop drawings prior to fabrication. Roofing subcontractor is preparing to place temporary roofing on the lower roof areas. Door/Frame and Hardware subcontractor is finalizing shop drawings. A mockup security cell was placed on level LL1.
- **GMP 6** – Addendum #3 documents needs to be permitted by P & D. Bidding for interior signage was awarded to ASI. OET cabling was bid and will be awarded to Caltec. Site security bid package remains out for bids. Several “card-trick” scheduling sessions occurred to incorporate the GMP6 sub-contractors scopes of work into the master schedule. A commissioning session remains to be held. GMP 6 sub-contractors are processing shop drawings for design professional review.



04/15/10 Looking from southwest over the site, steel erection nears completion, precast panels install lower levels.



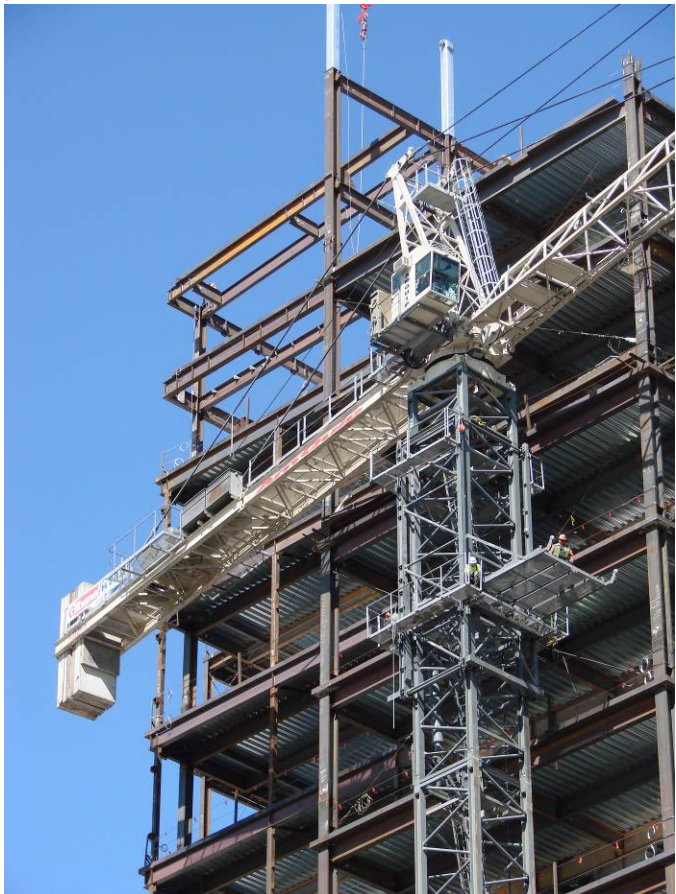
04/27/10 Looking from southeast, stud framing on exterior skin begins to enclose the electrical, ductwork and piping suspended inside the tower.



04/16/10 Concrete is placed over caisson reinforcing steel on west side of site.



04/28/10 Looking east over 11th floor metal deck floor before concrete pour.



04/07/10 The second tower crane was installed early in the month. This crane will be utilized to erect precast panels on west half of tower and will eventually facilitate removal of the 1st crane that is placed internal to the tower.

- **OTHER** - Procurement process completed for systems furniture and casework; Goodman's has been selected and the design process is underway. Seating and ancillary furniture will be upcoming procurement activities.
- Court has secured Exhibit One as their ECR vendor. Shop drawings have been requested for coordination with other trades.
- Architect continues to process deferred submittals to P&D.
- Architect has contracted with food service consultant to finalize design for food service area.
- Architect's contract was amended to implement demolition documents for the 1st Ave Jail and Plaza design.
- A plaza design competition web-site was created to facilitate implementation for plaza development upon future removal of 1st Ave Jail.

UPCOMING ACTIVITIES:

- GMP 4 – MEP deck inserts, sleeves and other rough-ins continue above L12. Concrete deck pours will continue above L12. APS service is anticipated to be energized by 5/10/10.
- GMP 5 – MEP deck rough-in hangers/clips to continue above L4. Fireproofing steel beams will continue above L8. Fire protection system rough-in will continue above L7. Installation of exterior pre-cast wall panels will continue above L4. Installation of exterior wall stud framing will continue above L5. Installation of interior wall stud framing and drywall will continue above L4. Installation of mechanical duct and plumbing will continue above L6.
- GMP 6 – Bids are due 5/11/10 for “site security/gates/bollards” which is currently included as allowances in GMP#6. A Notice-to-Proceed dated 4/8/10 was issued for this phase of interior work. GMP 6 deferred submittals continue to be reviewed & processed through Planning & Development. GMP 6A package defining scope of work at CCB Tower will be issued for estimating. A decision is pending to implement designed escalator or modify design to place a new stair at north end of 3rd level court tower bridge and access into Central Court Tower.
- Scheduling activities called “Card Trick” sessions will be implemented by the general contractor with participation by sub-contractors, design professionals and consultants to incorporate remaining trade activities and coordinate with FF&E, software development, move management and other Owner related milestones into the a final comprehensive project schedule.

COURTS OVERSIGHT COMMITTEE:

- Development of building software was approved. The Court will proceed with procurement of vendor(s).
- Based on schematic designs, it was approved to move forward with full construction documents for court campus signage program.

SCHEDULE - BUDGET:

- Project is currently on schedule for Substantial Completion 11/11/11 and Final Completion 02/12/12.
- A revised baseline schedule is due from CMR 05/24/2010. The construction portion of the Project is currently bid out below original budget.
- Budget updated per BOS meeting March 29, 2010.

